App F IX 4

*Previous References* ( 1941 )

**File No** 147-41
**Serial Nos** 3, 4, 5, 7,

*Later References*

# GENERAL AND REVENUE SECRETARIAT.

*Serial Nos*

**Part B for** July 42

**SUBJECT**

Sale of model houses built by the city Trust Board Mysore on the Ramanjan Road in Mysore city

To,

The Chairman, C I T. B Mysore

Ltr No L 1181 dt 27 7 42

Regarding the proposed and issues certain instructions

Mg. 8 42

General and Revenue Secretariat — ml File No 5457/2 of 194/42 — [App F III-2

| Serial No | |
|---|---|
| | From The Chairman C I T Bd, Mysore<br>No 2951 Dt 12 3-42<br>Requests sanction to the Rules framed by the Trust Board for the sale of the model houses on the Ramanuja Road, out of the Palace and the Narasimharaja Building Funds.<br>1) Till now the disposal of the old Houses ~~are~~ was being regulated |
| 'C' | as per Govt orders Nos L 6476 |
| '0' | 79/ml/28-27-2 Dt 27-1-38 & L 3160-4 ml 121-38-2 Dt 20-10-1938 allowing |
| | large number of instalments.<br>2) Now it is proposed by the Board to sell these houses ~~out~~ by Public auction so that the Board may ~~be~~ Construct similar houses out of the money available by the sale to solve the housing problem |
| | 3) By this method the Board will get money immediately as against the old rules realising the value in a number of monthly instalments |
| | 4) The Board have also framed a set of rules in this behalf |

NOTE—Cont Sheet

Rules for the disposal of the Mosque Houses

File No 5457/L of 1941-42 — Mysore General and Revenue Secretariat

Serial No

1) If agreed, the Law-section will be requested to state whether the rules framed by the Board are in order & may be agreed submitted for orders

like 17/3 2) The rationale of the scheme is admitted by the provision of houses to the poor. The present proposal, as rightly summed by the Chairman himself in para 4 of his letter, would therefore be accord with the original intentions
It is not known of any legal binding would be effective and of there would be no scheming brains to circumvent the law

3) If the further series of alienations could not be prevented, the scheme would become a business proposition to the Board to a certain extent & greatly so in the hands of Profiteers

A | Even this may not be exceptionable, as in fact there is a like business scheme in Hyderabad
The point for orders is whether the proposal with its potential germ as at 'A' may be sanctioned

Sk 18/3 4) Please put up the file with 1 & 2 —

Should not the Mysore Law be consulted in the first instance by the Chairman on the prospects of the Board accept to practice ?

Dr 19/3/42

Rules for the Sale of Model Houses

General and Revenue Secretariat — File No 14 of 1941/42 — [App F III—2

Serial No

4) Mel 18-26 sls 1-3 is forwarded
It is necessary to Consult the Huzur Secy as the Houses are built from the Palace & the Narasimharaja Rebuilding Funds
Submitted with a draft letter for approval
WKS 20/3
Gg 21/3

12) For perusal before issue
Law Secy for Secy

11) Hm 24 3 42
12) Issued 24/3/42

To
The Chairman, C D Board, Mysore
No L 8974 Dt 25-3-42
Enquires whether the Huzur Secy to HH has been consulted & if not to consult him now & forward his opinion on the matter

Ans A

From The Chairman, City D Board, Mysore
No 3759 Dt 16-6-42.
States that the Huzur Secy to HH the Maharaja is not agreeable to the proposal
13) submitted for orders
WKS 24/6

14) The Mysore City Improvement Trust Board have built 30 houses on the Ramanuja Road at an actual cost of Rs 20,160 (6 big houses

NOTE—Contn Sheet

WD 04155—GPB—55 000—23 10 41

4)

File No 14) 7939/A of 194) | General and Revenue Secretariat

Serial No

(Rs 6600 ~~and~~ 24 Small Houses - 13360)
out of Palace Treasury a Budget
Funds in accordance with Govt order
dated 18th April 1942 the Trust Board
have resolved to sell these houses
outright on public auction
The rules governing them disposal at
present are contained in Govt Order dated
15th July 1926, -- 25th January 1938 & 20 10 1938
The Huzur Secy to H.H. the Maharaja
has written to the ~~President~~ Chairman, City Improvement Trust Board
inquire to the effect that the proposal of the
Board cannot be accepted, as it does
not promote the original object of providing
accommodation to the poor classes on easy
terms & at actual cost Having regard
to this opinion, the present proposal of the
Trust Board to sell the houses by
outright auction Cannot perhaps be
sanctioned If approved the
Chairman will be informed accordingly
if further proposals, if any in the matter
may be called after Consulting the Huzur
Secy to H.H. the Maharaja

Law Secy

Law Secy
24/6/42

15/7 yes draft please

H Govt Sec 6-7-42

SECY LAW DEPT
(S&R)
21 JUNE 1942
GOVT OF MYSORE

Re- Salary houses built by the C.S. Trust Rd Mysore on the Ramanujam Road
1939

General and Revenue Secretariat — File No 147 of 1941/42 — [App F III-2

Serial No

OFFICE
21 JUL 1942
770
SECY L & V DEPT
3 2
3 JLY 1942
GOVT O- MYSORE

OFFICE OF THE MINISTER
FOR L S G & P H
Date 20/7/42
No 670

7 Submitted with a draft letter for appl
Illegible
8755
18 May perhaps be submitted to the Government minister Dep for approval...

Lawyer Ln
17/7/42

15- Draft may be approved - The proposal to sell the houses by auction does not promote the general object of providing housing accommodation on easy terms to the poor officials on cost basis adopted on that ground by the Mysore Secretary to H.H. the Maharaja & therefore may not be accepted

Recommended S G
Dewan

Acs
17-7-42
Sec
Dep
20 7 42

Illegible
24/7/42
Acs
24-7-42
Issue
Sec 7.

NOTE—Cont Sheet

WD 64 - GPB—b 000—23 10 41

7938

File No. 47 of 1941/42

General and Secretariat

Serial No

To The Chairman, C.D.T. Bd. Mysore
No L 1111 Dy 27-7-42.
States that further proposals, &c
any may be submitted after consulting
the Hon'ble Secy to H.H. the Maharaja

No 2951
(Enclosures 3 as per phrase)
12 3 42

Office of the Chairman, City Improvement Trust Board, Mysore.
Dated 11th March 1942

Re 147-41-3

From

B S RAGHAVENDRA RAO, Esq, MA (Hons),
*Chairman, City Improvement Trust Board,*
*MYSORE*

To

H V Narayana Rao, Esq, B A, LL B,
Secretary to the Government of His Highness
the Maharaja of Mysore, Law Department,
Bangalore

Sir,

Subject - Sale of houses built by the City Improvement Trust Board on Ramanuja Road, Fort Mohalla, Mysore, out of Palace and Narasimharaja Building Funds

---

I have the honour to state that a set of 16 big houses at a cost of Rs 17,894/- and another set of 37 small houses at a cost of - Rs 22,200/- were built by the Board out of Palace and Narasimharaja - Building Funds during the year 1938 and they were all sold to poor - people as per terms of the Government Orders Nos L 6476-79/M1 128-37-2 dated 27th January 1938, and L 3160-4/M1 121-38-2 dated 20th October 1938 allowing a large number of instalments

The construction of a further set of 30 houses on the Ramanuja Road at a total cost of Rs 20,160/- (6 big houses - Rs 6,600/- and 24 small houses - Rs 13,560/-) out of Palace and Narasimharaja Building Funds was sanctioned by Government in their Order No L 7496-99/M1 61-39 dated 18th April 1941 The work has been taken up and these houses are now completed and ready for sale The question of the mode of sale of these - houses was discussed at a Meeting of the Trust Board held on the 29th January 1942 on the basis of a Note (annexed) given by me and it was - resolved that these houses be sold outright

The advantage of this system will be that the turn-over would be more rapid and that the demand for such houses could be satisfied by constructing and selling such houses more and more rapidly and to that extent solve the housing problem

The question of the possibility of restricting such sales to the poor only was considered but it was found that this was not possib

as nothing prevented a capitalist to buy the house through a poor man and then get it transferred to himself The - Government pleader who was requested to draft a set of conditions governing the sale of these houses has sent the same - and it is annexed

I therefore request that sanction of Government may kindly be obtained to the disposal of these houses by outright sale subject to the conditions suggested in the draft given by the Government Pleader

I have the honour to be,

Sir,

Your most obedient servant,

B Rameshwardas

Chairman

HRS

Appendix F G—1]

SUBJECT

*Diary No of letter replied to*

General and Revenue Secretariat

( )

*the* *19*

Date of issue 25/3/42

Signed by Sr G R Rao

List of enclosures

Copied by

Examined by

Section ML

File No 147—41

Serial No 4

No L. 8974 / with record

To The Chairman,

C. D. Board, Mysore,

Sir,

With reference to your letter No 2951 dy 12-3-42 forwarding for appl. ~~to the~~ revised Rules framed by the Board for the sale of model houses etc, I am directed to request you to be so good as to state whether the Huzur Secretariat the Maharaja has been consulted in the matter & if not ~~he~~ should he

forward

~~Consulted~~ now & his opinion in the matter

~~Obtained in the matter~~

& ~~forwarded to Govt for~~

~~Consideration~~

The records are returned

herewith for reference and

retransmission

Thanks etc

Hm 2/4/3/14

for Dy Secy to Govt

Vtg Law Deptt

20/3

F
2/3

7939/L

No 3759
1864 Genl two

Office of the Chairman,
City Improvement Trust Board, Mysore

Dated 16th June, 1942

147-41-5

GEN & R
22 JUNE 1942
L S G L

FROM B S RAGHAVENDRA RAO, ESQ , M A ,(Hons)
~~THE~~ CHAIRMAN,
*City Improvement Trust Board,*
*Mysore*

To

A SUNDERRAJA RAO, ESQ , B A ,B L ,
Secretary to Government,
Law Department, Bangalore

SECY LAW DEPT
22 JUNE 1942
GOVT, MYSORE

Sir,

Sale of houses built by the City Improvement Trust Board on Ramanuja Road out of Palace and Narasimharaja Building Funds.

With reference to your letter No L 8974 dated 25-3-1942, requesting to furnish the opinion of the Huzur Secretary to His Highness the Maharaja of Mysore in the matter of the disposal of the above Model houses by outright auction, I have the honour to forward herewith a copy of D O letter No 753/130 dated 3-6-1942 received from the Secretary to His Highness intimating that the proposal of the Board to sell the houses by outright auction cannot be accepted as it does not promote the original object of providing housing - accommodation to the poor officials on easy terms and at actual cost

2 In this connection, I am also forwarding herewith a copy of my D O No ~~3152~~ 3182 dated 26-5-42 to the Secretary, explaining the whole position

3 Early orders of Government are solicited

I have the honour to be,
Sir,
Your most obedient servant,

B S Raghavendra Rao

CHAIRMAN

snr -

# CITY IMPROVEMENT TRUST BOARD, MYSORE

MYSORE,

*Dated* 17th June *1942.*

Copy of D O Letter No 753/130 dated 3rd June 1942 from the Palace, Mysore, to the Chairman, City Improvement Trust Board, Mysore

Referring to your letter dated 25th May 1942, I am to state that the objections to the proposals of the Trust Board still remain The main object of the Palace and Narasimharaja building funds is to enable poor officials to obtain ownership of houses on easy terms and with it the sense of security and self-respect which ownership confers on them As it appears that the present proposals of the Trust Board are not likely to promote this object, it is regretted that they cannot be accepted

"Copy"

GVK/

Chairman

# CITY IMPROVEMENT TRUST BOARD, MYSORE

MYSORE

*Dated* 17th June *1942*

Copy of letter No 3582 dated 26-5-42 from the Chairman, City Improvement Trust Board, Mysore to the Secretary to His Highness the Maharaja of Mysore, Mysore

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Adverting to your letter No 2816 dated 11/12th May 1942 stating that the resolution of the Trust Board noted in the margin defeats the objectives noted below and requesting me to state how the difficulty could be got over, I wish to state that this question was discussed practically at two meetings of the Board and the present resolution was arrived at only after considering all the aspects of the question I note below briefly the reasons leading to the above resolution in regard to both the points raised by you

-222 Draft rules governing the sale of model houses constructed by the City Improvement Trust Board, Mysore
"These houses may be sold out-right"
Sd B S Raghavendra Rao,
CHAIRMAN

The present proposal does not in the least affect this, because, whosoever buys these houses, the persons that live in these houses will be only the poor, i e those who cannot afford to live in a bigger type of house

It was suggested at one of the meetings that by auctioning these houses the capitalists would purchase the same and so poor people would be denied the opportunity to own houses Regarding this, it was felt that whoever purchases the house whether it was the capitalist or a poor man it was the poor man that lived in the house and not the capitalist The next point was that the capitalist after purchasing the house would enhance the rent The reply to this was that the remedy to this lay in building more such houses so that the demand for such houses was met and to make this possible, the turn over of the money available has to be made more rapid and the only way to secure this was the proposed one, viz building rapidly and selling the houses out-right and using the proceeds again to build more and more houses as the more the number of such houses built the lesser the chance of the levy of a profiteering rent In fact it was thought that the present procedure of selling the houses on an instalment basis would

defeat the above purpose The Board further on. even now some of the persons that had purchased these houses rented them out at high rents, they themselves living in cheaper houses and as the law stood at present there was no legal possibility of either preventing the sale or leasing out by persons who purchase these houses Further, there would be no guarantee also that the houses even if sold to the poor officials would remain with them because nothing prevented them to sell the same at higher price, any clause relating to non-alienation being invalid The only persons that would ~~be the~~ loose therefore by-sale-at-cost-price on-an-instalment basis would be the Palace and Narasimharaja Building funds which would be selling these at a sacrifice and not getting the full value for the same

The question of restricting the auction only to the poor officials was also considered But it was found that even this was not workable

2 With regard to the other point raised viz: that the proposed procedure would defeat one of the objectives of the fund, viz: giving these houses to the poor the Board felt that as long as officials could get 'House Purchase' advances from ~~Govt~~ Govt Palace, Municipality etc , they would as well purchase these houses in auction and pay the Trust Board the purchase value as soon s the Govt ~~Palace~~,loan was sanctioned If necessary a clause will be inserted that in the case of Govt , Palace and other officials the chairman may give sufficient time for payment of the balance to enable the party to obtain the necessary advance and make the payment

You will therefore see that the present proposal does not in any manner defeat the objectives that were in view at the time the fund was constituted and as a matter of fact would help us to attain its objectives in the very near future

"COPY"

B. Narasavendra

CHAIRMAN

Appendix F G—1]

SUBJECT

Section ML

File No (47-41

Serial No 7

*Diary No of letter replied to*

No L 1111

To The Chairman, City Impt T Bd, Mysore

Sir,

General and Revenue Secretariat

( )

*the* *19*

Date of issue 27-7-42

Signed by M G R Rao

with reference to the Correspondence ending with your letter no 3759 dt 18-6-42 in the matter of the sale of houses built by the City Impt Trust Board on the Ramanuja Road out of the Palace and the Narasimharaja Building Funds, I am directed to state that the proposal as stated by the Huzur Secy to H H the Maharaja does not promote the original

List of enclosures

Copied by

to sell the houses in question by outright auction has not met with the approval of the Govt on the grounds that it

Examined by

WD 086—GPB—40 000—30 7 40

object of providing accommodation
to the poor officials on easy
terms at ~~cost~~ actual cost,
Govt regret that the proposal
~~to sell the houses~~ cannot be
sanctioned.

I am to add that ~~of~~ further
proposals, if any, in the ~~matter~~ disposal of these houses
may be submitted to Govt after
consulting the Huzur Secy to H H
the Maharaja

I have etc

from ~~Asst~~ Secy to Govt
Law Deptt
8/7

Govt 17-7-14

L 1111

Mr 1141-41-7

27 July 1942.

Law Department.

The Chairman,
City Improvement Trust Board,
MYSORE.

Sir,

With reference to the correspondence ending with your letter No. 3759 dated 18th June 1942 in the matter of the sale of houses built by the City Improvement Trust Board on the Ramanuja Road out of the Palace and the Narasimharaja Building Funds, I am directed to state that as the proposal to sell the houses in question by outright auction has not met with the approval of the Huzur Secretary to His Highness the Maharaja on the ground that it does not promote the original object of providing accommodation to the poor officials on easy terms at actual cost, Government regret that the proposal cannot be sanctioned.

I am to add that further proposals, if any, in the disposal of these houses may be submitted to Government after consulting the Huzur Secretary to His Highness the Maharaja.

I have the honour to be,
Sir,
Your most obedient servant,

For Secretary to Government,
Law Department.

mk2